DENIZ

Real Estate + Second Identity

Internal Training Program · Sales Team & B-end Channel Promotion



Invest to acquire a second Passport.

AED 1.3M+

Investment

09 Life Residences + Deniz Services

This offer is available for properties valued min. of AED 1.3 million , it might be single unit or multiple.

3 Payments

Payment Plans

Clients have three payment options

Full Payment
60% DP
20%+20%+30% DP

2 Countries

Passports

The program currently includes two citizenship options:

Vanuatu and São Tomé & Príncipe

3 Months

Timeline

The overall process takes approximately three months

Benefit Access Conditions — AED 1.3M + Payment Plan

60%

Down Payment Plan

Core Condition:
The down payment must reach 60% of the total house price before benefit activation.

Most common path

20%+20%+30%

Split Down Payment Plan

Core Condition:
Initial 20% down payment, pay another 20% the next month, and 30% on the 2nd month after dp. we will process the application once we received 40%

Flexible mid-tier option

100%

Full Payment Plan

Core Condition:
100% of house payment paid in full. Passport application initiated upon confirmation of receipt.

Premium full-pay option

Marketing Program Positioning

Strategic framework and service differentiation

01

1.1 High-Net-Worth Client Value Proposition

01 Evolving HNW Needs

High-net-worth clients seek more than just real estate — they demand a blend of lifestyle, security, and long-term family legacy planning.

02 Asset + Identity + Global Allocation

This is a global trend where real estate is closely linked to residency rights, family security, and diversified cross-border asset portfolios.

03 Deniz's Unique Strategy

Deniz is committed to becoming a trusted partner for global elite investors.

Note:

Today's clients are looking for more than just owning a property. They want to protect their wealth, secure their family's future, expand their global opportunities, overcome the limitations of their current passport, and diversify their investments internationally. Deniz serves as a trusted partner, helping clients achieve these goals through strategic real estate investments.

1.2 Core Positioning — What We Are (and Are Not)

"Real Estate Business + International Identity Value-added Service"

“Real Estate Business + International Identity Value-added Service”

This is Deniz's core market positioning — not immigration, not finance, not passport trading. A premium service combining tangible real estate with global identity planning.

Not Selling Passports

We do not engage in simple trading of identity documents.

Not an Immigration Company

Immigration consulting is not our model — we focus on asset allocation.

Not a Pure Financial Product

We provide tangible real estate assets, not abstract financial derivatives.

HNW Client Service ✓

Comprehensive high-end service combining real estate with global identity.

Target Clientele — MENA Region HNW Individuals

Focusing on the MENA region — serving high-net-worth individuals with core needs for business expansion, global mobility, diversified banking, asset security, and family planning.

Geopolitically Relevant Countries

Clients navigating complex international environments

Sanctioned Regions

Clients requiring alternative banking and travel access

Russian-Speaking Regions

Clients seeking neutral identity solutions

India · Pakistan · Arab Countries

Emerging wealth requiring global mobility

Middle East Conflict Zones

Clients prioritizing family safety and stability

GCC Resident Investors

Business owners expanding global footprint

3.1 Identity Value-added Benefits — Vanuatu

Commonwealth Pacific Island Nation · Fastest CBI Program Globally

VANUATU

Pacific Island Nation

A beautiful archipelago in the southwestern Pacific Ocean, with pristine natural scenery and a stable political environment. Member of the Commonwealth.



⚡ Fast Approval

Approval in 30 days. Passport in one step with no scheduling required.

✈️ Visa-free Global Access

Visa-free to 90+ regions including Hong Kong and Singapore. Easier to obtain developed countries visa

◎ Tax Haven

No income or capital gains tax. No language/residency requirements. 3-generation family eligible.

3.1 Identity Value-added Benefits — São Tomé and Príncipe

Politically Neutral Island Nation · Visa-free 90+ countries

SÃO TOMÉ & PRÍNCIPE

Island Nation · Central Africa

Combines African tribal customs with Portuguese colonial heritage. Democratic republic with long-term political neutrality, stable governance, and an extremely low crime rate. Ideal for identity planning.



⚡ Fast Approval

Streamlined process, no queuing. Approval in 4–6 months, passport in one step.

✈ Visa-free Global Access

Visa-free to ~90 regions: Hong Kong, Singapore, and Macau, Easier to obtain developed countries visa

◎ Tax Haven

No income, capital gains, or inheritance tax. No language/residency requirements. 3-generation family eligible.

Required Documents — Vanuatu & São Tomé Programs

Document requirements for both programs are minimal — only basic identity information and routine compliance documents are required. The process is designed to be efficient and convenient.

3.2 Application Cycle — Within 3 Months

01 Admin Involvement

Initiation & Preparation

After deposit payment, the professional team immediately assists in preparing application documents and conducting feasibility assessment.

02 Admin + Professional Institutions

Formal Application Submission

After developer confirms receipt of 40% of house payment, the full application process is officially initiated.

03 ~2 Months Processing

Passport Acquisition

After formal submission, approval and passport receipt are expected within approximately 2 months.

Sales and Promotion Guide

Communication principles, marketing language, compliance

04

05 Commission Policy — Dual-Track System

Differentiated incentive structure

Without Passport Benefit

Passport Benefit Access	Tiered Commission Rate
Not included	6% / 7%

With Passport Benefit

Passport Benefit Access	Tiered Commission Rate
Full Benefits Included	4.5% / 5.5%

Final commission on hand for Passport Benefit payment plan would be the greater

Alternative Benefit — Unapproved Passport Safeguard

01 Understanding the Guarantee

The passport application success rate is not 100% — outcome is strictly subject to the client's comprehensive background check by relevant authorities.

In the rare event an application is unsuccessful, a transparent, pre-agreed compensation plan is in place to safeguard client interests and provide a reliable safety net.

02 Alternative Options

Maximum Limit

AED 150,000 – 180,000

Adjusted by application stage and status

Balance Buyers

Balance Deduction

Offset against outstanding unpaid balance at handover

Cash Buyers

7% ROI Guarantee

Applied as rental guarantee for a 2-year period

4.2 Prohibited Behaviors — Compliance Boundary

All sales team members and B-end channels must strictly observe these rules

"Buy a house, get a passport"

Strictly prohibited — do not promise or imply any bundling of property purchase with passport issuance.

"Approval guaranteed"

Strictly prohibited — do not promise 100% approval of identity or citizenship. Outcomes depend on background checks.

Bypassing benefit conditions

Prohibited — benefit activation requires cumulative payment of at least 40% of property price.

"Quick naturalization"

Prohibited — do not promise or imply the process will definitely be fast. Only realistic timelines may be communicated.

Separate passport fee charging

Strictly prohibited — fees must not be quoted or charged separately from the agreed program structure.